

03247

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MAINE SHORT FORM WARRANTY DEED

WE, JOHN K. SKELTON of Wolfeboro, County of Carroll, and State of New Hampshire, and DAVID B. SKELTON, of York, County of York, State of Maine, for consideration paid, grant to the HYDE SCHOOL, a Maine non-profit organization, whose principal location is Bath, County of Sagadahoc, State of Maine, with WARRANTY COVENANTS, the following described lot or parcel of land, together with the buildings thereon, situated in said Bath on the westerly side of Route 209 on High Street, so-called and being bounded and described as follows, to wit:

Beginning at an iron pipe set on or near the Westerly sideline of said High St., said iron designating the Southeasterly corner of a certain lot now or formerly of J. Gary Tucker and described in a deed given the said Tucker and recorded in the Sagadahoc County Registry of Deeds, Book 554, Page 302, said point of beginning lying Southerly of the intersection of the Southerly sideline of High St. Court and the Westerly sideline of High St. a distance of 109.4' plus/minus as measured along the Westerly sideline of High Street so-called, said iron also designating the Northeasterly corner of land formerly of Addie Terrell and described in the deed given Madelyn K. Skelton by the heirs of Addie Terrell and recorded in said Registry of Deeds in Book 302, Page 142, said iron also designating the Northeasterly corner of the parcel herein described, and proceeding around the parcel or lot herein described in a clockwise fashion;

Thence S30°-23'-50"E along the apparent Westerly sideline of High St. a distance of 305.94' to a point and Northeasterly corner of land now or formerly of June & Joseph Tardiff, said lot described in a deed given the said Tardiffs and recorded in said Registry of Deeds in Book 392, Page 725, said point lying Northeasterly as measured along the apparent sideline of High St. so-called a distance of 25.66' from the Northeasterly corner of land now or formerly of George R. Carey;

Thence S31°-40'-40"W along the land now or formerly of said Tardiffs a distance of 150.90' to an iron on or near a certain woven wire fence, and thence on same course an additional 0.24' to

the Northwesterly corner of land now or formerly of said Tardiff and land formerly of the John S. Hyde Estate. The preceding course intending to be the same course which separated those premises partitioned to Joseph E. Hart on the South and those premises partitioned to Charles H. Treen on the North and described in the document recorded in said Registry of Deeds, Book 178, Page 270;

Thence N7°-18'-50"E along or near the woven wire fence aforesaid and land formerly of the John S. Hyde Estate 66.7' to a point;

Thence S69°-46'-40"W along or near the woven wire fence aforesaid and land formerly of the John S. Hyde Estate 170.9' to a point, said point intending to be the Southwesterly corner of the lot or parcel described in a deed given Marie C. Bernier by Eugene R. Brown et.al. and recorded in said Registry of Deeds, Book 127, Page 21;

Thence N19°-34'-40"W along or near the woven wire fence aforesaid and land formerly of the John S. Hyde Estate 285.1' to a point, said point intending to be the Northwesterly corner of a lot or parcel described in a deed given Samuel R. & Martha E. Brown by Albert Sandford and recorded in said Registry of Deeds in Book 108, Page 525;

Thence N30°-36'-10"E along land now of the Hyde School and woven wire fence aforesaid, the abutting land owners to this course being formerly T. W. Hyde as described in said Registry of Deeds, Book 93, Page 131, and Olive Varney as described in said Registry of Deeds, Book 127, Page 410, for a distance of 127.10' to the Southwesterly corner of land now or formerly of the Hyde School and described in a deed given the said Hyde School and recorded in said Registry of Deeds, Book 470, Page 133;

Thence N80°-36'-10"E along a wire fence and land of the Hyde School aforesaid and land, now or formerly of Richard Kneeland for a distance of 99.12' to the said Kneeland's Southeasterly corner as described in the deed given the said Kneeland and recorded in said Registry of Deeds, Book 426, Page 29'

Thence S5°-33'-00"E along the Westerly bound of land now or formerly of James Allen and Melvina Parker as described in a deed given the said Allen and Parker and recorded in said Registry of Deeds, Book 544, Page 155, a distance of 9.12' to the Southwesterly corner of Allen and Parker aforesaid;

Thence N81°-17'-00"E along the Southerly bound of the lot of Allen and Parker and lot of J. Gary Tucker aforesaid a distance of 136.55' to an iron pipe and point of beginning, said lot containing 2.23 acres plus/minus.

TRUE COPY NOT A TRUE COPY ***

*** NOT A TRUE COPY ***

Meaning and intending to describe and convey and hereby conveying the same parcels of land given Madelyn K. Skelton under the following deeds:

- A. Francis E. Adams to Madelyn K. Skelton dated 11/22/1950 and recorded in said Registry of Deeds, Book 261, Page 436;
- B. Marie C. Bernier to Madelyn K. Skelton dated 2/19/1949 and recorded in said Registry of Deeds, Book 256, Page 239;
- C. Marie C. Bernier et.al. to Madelyn K. Skelton dated 2/19/1949 and recorded in said Registry of Deeds, Book 256, Page 240;
- D. Susan Newman et.al. to Madelyn K. Skelton dated 11/1/1957 and recorded in said Registry of Deeds, Book 302, Page 142.

The title of these Grantors, John K. Skelton and David B. Skelton, to the foregoing parcel is derived from the Probate Estate of William L. Skelton, late of said Bath, in the Sagadahoc County Registry of Probate, Docket No. 81-89. See also the Deed of Distribution from Skelton, Taintor & Abbott, P.A., Executor of the will of William L. Skelton to John K. Skelton and David B. Skelton, recorded in the Sagadahoc County Registry of Deeds.

PEARL A. SKELTON, wife of JOHN K. SKELTON, and VIRGINIA B. SKELTON, wife of DAVID B. SKELTON, join as grantors and release all rights by descent and all other rights.

WITNESS our hands and seals this 3rd day of August, 1981.

Lisa R. Normand

John K. Skelton

Lisa R. Normand

Pearl A. Skelton
Pearl A. Skelton

Marian S. Beals

David B. Skelton
David B. Skelton

Marian S. Beals

Virginia B. Skelton
Virginia B. Skelton

STATE OF MAINE
YORK, SS.

Personally appeared the above-named DAVID B. SKELTON, known to me, this 3rd day of August, 1981, and acknowledged before me the foregoing instrument to be his free act and deed.

STATE OF MAINE
SAGADAHOC, SS. Registry of Deeds
RECEIVED AUG 7 1981 2 10 P.M.
AND RECORDED FROM THE ORIGINAL
ATTEST W. S. [Signature]

Marian S. Beals
Notary Public - Justice of the Peace
MARIAN S. BEALS
My Commission Expires Dec 20, 1986.